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Reuse and the Benefit to Community Pacific Sound Resources Superfund Site

Technical Appendix

Positive Impacts: Employment Information for On-site Jobs

An interview on December 4, 2012, with a Port of Seattle representative, George Blomberg, and a subsequent email communication sent on December 4, 2012, by Mr. Blomberg, provided on-site jobs information for APL, Eagle Marine Services, and the International Longshore and Warehouse Union.

Positive Impacts: Wage and Income Information for On-site Jobs

The U.S. Bureau of Labor Statistics (BLS) provided wage and income information. The BLS is a governmental statistical agency that collects, processes, analyzes and disseminates essential economic and statistical data to the American public, the U.S. Congress, and other federal agencies. The data provided by the BLS has high standards of accuracy and consistently high statistical quality and impartiality in both subject matter and presentation.

The BLS Quarterly Census of Employment and Wages database provided average weekly wage data for each of the businesses located at the Pacific Sound Resources (PSR) Superfund site and Terminal 5. Average weekly wage data was identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses in King County. If not available at the county level, wage data was sought by state or national level. In cases where wage data was not available for the six-digit NAICS code, higher level (less detailed) NAICS codes were used to obtain the wage data. The Dun & Bradstreet (D&B) database provided information on the NAICS codes for APL, Eagle Marine Services, and the International Longshore and Warehouse Union (ILWU).

To determine the annual wages (mean annual) earned from jobs generated by each of the businesses located at the PSR site and Terminal 5, the average weekly wage figure was multiplied by the number of weeks in a year (52) and by the number of jobs (employees) for each of the businesses.

Table 1: Pacific Sound Resources Site and Terminal 5 Businesses: NAICS Code and Title, Average Weekly Wage, Employees, Annual Wages and Total Annual Wage per Employee

On-site Business/Workers	NAICS Code	NAICS Title	Employees^a	Average Weekly Wage (2011)^b	Annual Wage (Mean Annual) per Employee	Total Annual Wages^c
American President Lines, LTD	48311	Sea, coastal, and Great Lakes transportation	44	\$1,423	\$73,996	\$3,255,824
Eagle Marine Services	48832	Marine cargo handling	151	\$ 1,679	\$87,308	\$13,183,508
International Longshore and Warehouse Union (ILWU)	813930	Labor Unions and Similar Labor Organizations	247	\$1,034	\$53,768	\$13,280,696
Total	-	-	442	-	-	\$29,720,028
^a Employee data based upon employee data provided in an interview/email communication on December 4, 2012, with the Port of Seattle. The assumptions and calculations used to determine the final employee figures used here are detailed in the table below. ^b Average weekly wage per employee based upon BLS Average Weekly Wage data. ^c Total annual wage figures derived by multiplying “Employees” by “Annual Wage (Mean Annual) per Employee.”						

Table 2: Pacific Sound Resources Site and Terminal 5 Businesses: Employee Estimates

On-site Business/Workers	Daytime employees (active day) ^d	Nighttime employees - Shift 1 (active day) ^e	Nighttime employees - Shift 2 (active day) ^f	Total night and day employees (active day) ^f	Total night and day employees (low volume day) ^g	Total daytime and nighttime employees (average between active and low volume day) ^h
American President Lines, LTD (APL) ^{a,b,c}	25	19	19	63	25	44
Eagle Marine Services	85	65	65	215	86	151
International Longshore and Warehouse Union (ILWU)	140	106	106	352	141	247
Total	250	190	190	630	252	442

^a The Port of Seattle indicated that for a day shift, with cargo vessels and intermodal rail yard operations underway, there are approximately 25-30 APL employees, 85-90 Eagle Marine Services employees and 140-150 ILWU workers working at Terminal 5.

^b The Port of Seattle indicated there are three shifts per day depending on vessel and intermodal operations.

^c An active day has 250-270 people working, with two night shifts of 190 to 200 people each. There would be about 60 percent less employees working on a low volume day.

^d The employee figures here represent the conservative estimate for day shift employees for an active day provided by the Port of Seattle.

^e Figures calculated by multiplying the total number of day shift employees working (active day) by 76 percent – the percentage of workers that work the night shift in comparison with the day shift workers, assuming an active day.

^f Figures calculated by adding total day shift employees (active day) with total night shift employees (Shift 1 and Shift 2) (active day).

^g Figures calculated by multiplying the total number of night and day shift employees that work at the terminal (active day) by 60 percent, which represents the approximate workforce needed on a low volume day, then subtracting this figure from the total number of night and day shift employees (active day).

^h Figures calculated by adding the total number of day and night shift employees (active day) to the total number of day and night shift employees (low volume day) and dividing by two.

Positive Impacts: Local Tax Revenues Generated from Property Taxes

Property records accessible through King County Parcel Viewer: Interactive Property Research Tool

(<http://www.kingcounty.gov/operations/GIS/PropResearch/ParcelViewer.aspx>) provided data on the most recently assessed values and taxes for property parcels at the Pacific Sound Resources site and Terminal 5 in January 2013.

Table 3. Appraised Value (2000 and 2012) for Pacific Sound Resources Site and Terminal 5 Parcels

Parcel ID No.	Property Name	Taxpayer Name	Appraised Value (2000) (\$) (Valued in 1999)	Appraised Value (2013) (\$) (Valued in 2012) ^b
7666704010	PORT OF SEATTLE	PORT OF SEATTLE	\$23,407,800	\$17,421,700
7666705000	PORT OF SEATTLE-APL	PORT OF SEATTLE	\$230,500	\$1,197,200
7666705020	PORT OF SEATTLE	PORT OF SEATTLE	\$320,000	\$629,600
7666705022	PORT OF SEATTLE	PORT OF SEATTLE	\$298,500	\$859,200
7666705045	AMERICAN PRESIDENT LINES	PORT OF SEATTLE	\$2,305,600	\$7,365,400
7666705200	VACANT PORT - TERMINAL 5	PORT OF SEATTLE	\$6,550,900	\$8,844,700
7666705209	PORT - TERMINAL 5	PORT OF SEATTLE	\$1,229,900	\$2,321,300
7666705340	PORT OF SEATTLE-TERMINAL #5 / JACK BLOCK PARK	PORT OF SEATTLE	\$10,207,500	\$9,789,400
7666705565	PORT TERM 5 - A.P.L. -WEST	PORT OF SEATTLE	\$129,038,700	\$157,953,100
7666706430	NORTHERN PART OF APL TERMINAL 5	PORT OF SEATTLE	\$4,703,800	\$53,412,900
7666705350	PORT - TERMINAL 5	PORT OF SEATTLE	NOT AVAILABLE	\$6,684,200 ^a
7666706435	PORT OF SEATTLE	PORT OF SEATTLE	NOT AVAILABLE	\$1,093,600 ^a
Total		-	\$178,293,200	\$259,794,500

Parcels identified by comparing area of Terminal 5 as shown on Port of Seattle Terminal map (<http://www.portseattle.org/Cargo/SeaCargo/Facilities/Container-Terminals/Documents/HalfHarborPage.pdf>) with area shown in King County Parcel Viewer.

Right-of-way parcels as well as properties near the terminal owned by the Washington State Department of Natural Resources are excluded.

^a Figure not included in total because estimates were not available for 2000.

^b Although the Port of Seattle, as a local government entity, is exempt from paying property taxes, this increase in value has likely increased the property values of nearby private properties, resulting in increased property tax revenues for local governments.